

MULTI-TENANT PLAZA WITH CAR WASH

3901 Orange Ave. Fort Pierce, FL 34947



FOR SALE | \$2,500,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
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PROPERTY OVERVIEW

- Presenting an exceptional investment opportunity featuring a self-service car wash and a multi-tenant plaza on a 1.57-acre parcel along Orange Ave. in Fort Pierce, FL.
- Strategically located near the I-95 access ramp and just three miles from US-1, this property benefits from high traffic exposure and a strong consumer base.
- The car wash features 4 self-service bays and two touch-free tunnels, catering to both hands-on and automated car wash customers.
- The plaza is currently occupied by a laundromat, a church, and a beauty salon, with one vacant unit, offering an opportunity for additional rental income.
- Combined site generates an average gross revenue of \$127,224 and nets approximately \$116,000 annually.
- This property presents a turnkey investment with stable cash flow and potential upside through lease-up and operational enhancements.



PRICE \$2,500,000

BUILDING SIZE (CAR WASH) 2,956 SF

BUILDING SIZE (PLAZA) 6,104 SF

ACREAGE 1.57 AC

FRONTAGE 240'

TRAFFIC COUNT 18,200 ADT

YEAR BUILT 2008

CONSTRUCTION TYPE CB Stucco

PARKING SPACE Ample

ZONING C-3 (Ft. Pierce)

LAND USE GC

PARCEL ID 2408-322-0001-000-4

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	6,493	1 Mile	\$46,679	1 Mile	30.9
3 Mile	47,874	3 Mile	\$50,087	3 Mile	34.9
5 Mile	76,515	5 Mile	\$60,179	5 Mile	40

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	7,803	1 Mile	\$35,780	1 Mile	33.4
3 Mile	57,647	3 Mile	\$38,850	3 Mile	36.4
5 Mile	92,768	5 Mile	\$44,273	5 Mile	40.6

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ZONING INFORMATION

ZONING DISTRICT	C3
Commercial	
-Brew Pub	P
-Coffee Shop	P
-Neighborhood Bistro	P
-Neighborhood Cafe	P
-Restaurants, Fast Food	P
-Restaurant and Bar	P
-Wine/Cigar Bar	P
Entertainment, Indoor (except as noted below)	P
-Adult Establishment	P
-Arcade Amusement Center/Amusement Arcade	C
-Bar or Nightclub	P
-Theater	P
Entertainment, Outdoor (except as noted below)	C
-Batting Cages, Driving Ranges	P
-Stables or Equestrian Facilities	P
Office	
-Administrative, Professional, General, Medical Office	P
-Day Labor Employment Agency	P
-Medical and Dental Clinic	P
-Television and Radio Studios	P

Retail Sales and Service, Sales-Oriented (except as noted below)	P
-Art Gallery	P
-Farmers Market or Farm Stand	P
- Flea Market (no accessory uses permitted)	C
-Grocery or Liquor Store	P
-Neighborhood Commercial Sale	P
-Office Supplies and Electronics	P
-Pet Stores	P
Retail Sales and Service, Personal-Service Oriented (except as noted below)	P
-Art Studio	P
-Animal Care Facilities & Service	P
-Animal Grooming Services	P
-Check Cashing/Loan Service	P
-Educational Service Establishments	P
-Laundry and Dry Cleaners Pick-Up	P
-Laundromat	P
-Mortuaries or Funeral Homes	P
-Neighborhood Commercial Services	P
-Pawn Shop	P
-Personal Improvement Service	P
-Veterinary (Without Outdoor Runs)	P

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ZONING INFORMATION

Retail Sales and Service, Repair-Oriented	P
Self-Service Storage	C
Vehicle Sales and Service	
-Automobile Rentals	P
-Automobile Sales	P
-Boat Rentals	P
-Boat Sales	P
-Fueling Station	P
-Travel Plaza	P
-Truck Stop	P
-Vehicle Repair, General	P
-Vehicle Repair, Limited	P
-Marine-Related Repair	P
-Vehicle Storage	C

Artisan	P
-Cabinet Shops, Woodworking	P
Light Industrial Service (except as noted below)	C
-Catering Facility, Large-Scale	P
-Crematorium	C
-Building Maintenance Facilities And Services	C
-Contractors/Others Performing Services Off-Site	P
-Microbrewery	C
-Research Service	P
Marine-Related Industrial	C
Warehouse and Freight (except as noted below)	C
-Parcel Service	P
Wholesale Trade	P

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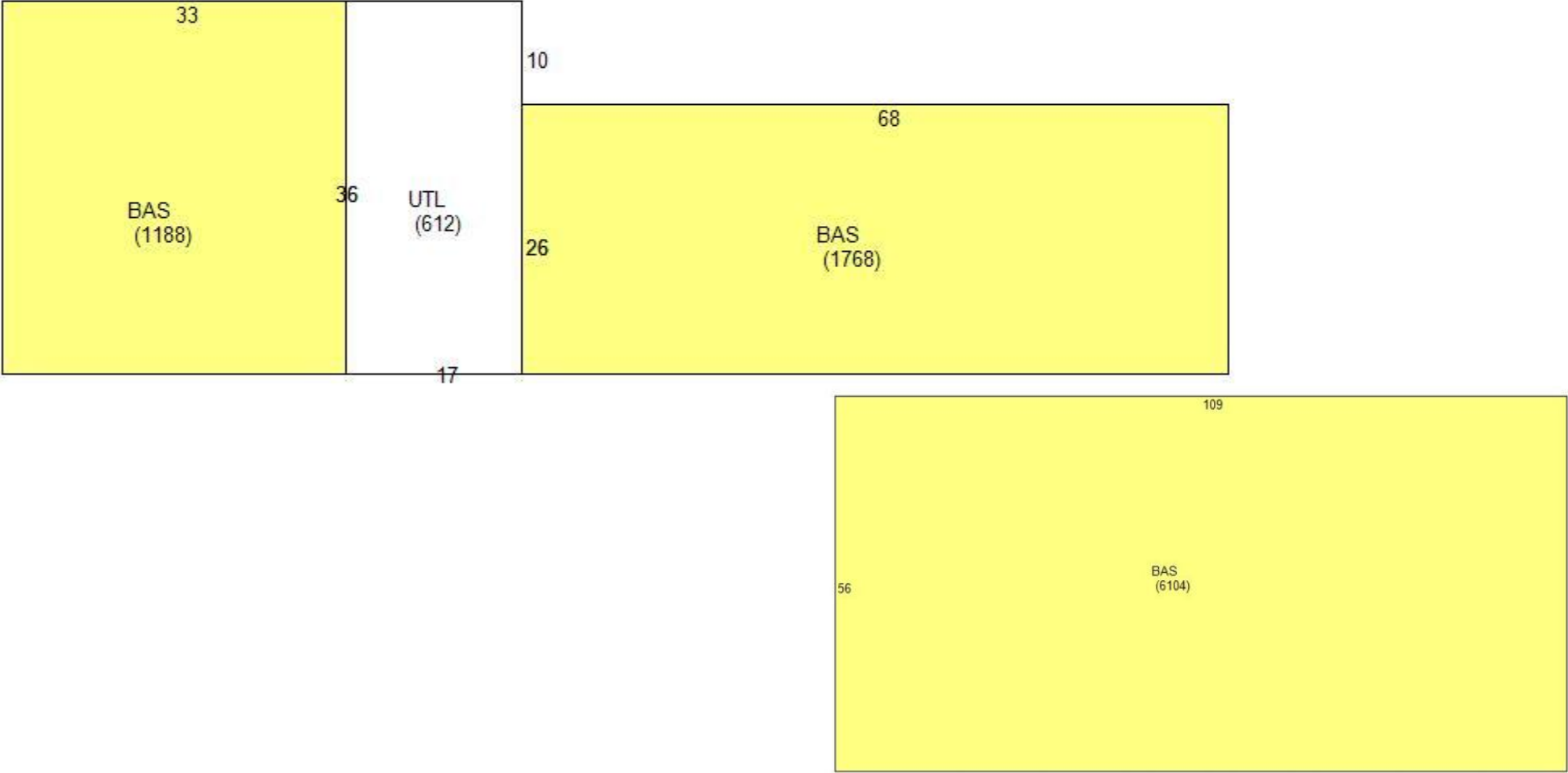
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FLOOR SKETCH

CARWASH



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TRADE AREA MAP



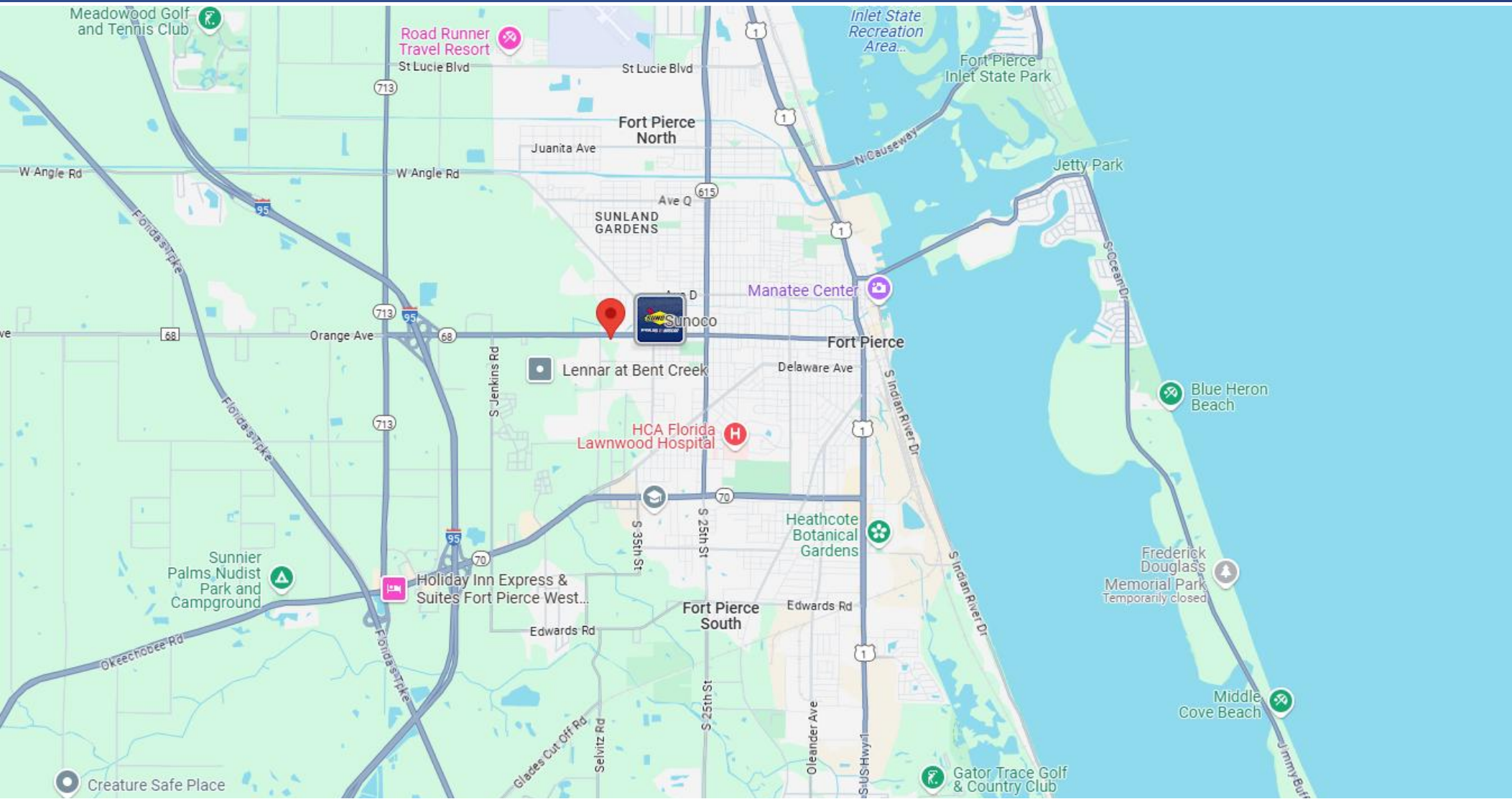
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REGIONAL MAP



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